



Massachusetts Department of Environmental Protection Source Water Assessment and Protection (SWAP) Report For Wellfleet Harbor Condominiums

What is SWAP?

The Source Water Assessment and Protection (SWAP) program, established under the federal Safe Drinking Water Act, requires every state to:

- ? Inventory land uses within the recharge areas of all public water supply sources;
- ? Assess the susceptibility of drinking water sources to contamination from these land uses; and
- ? Publicize the results to provide support for improved protection.

SWAP and Water Quality

Susceptibility of a drinking water source does *not* imply poor water quality. Actual water quality is best reflected by the results of regular water tests.

Water suppliers protect drinking water by monitoring for more than 100 chemicals, treating water supplies, and using source protection measures to ensure that safe water is delivered to the tap.

Prepared by the
Massachusetts Department of
Environmental Protection,
Bureau of Resource Protection,
Drinking Water Program

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Table 1: Public Water System (PWS) Information

PWS NAME	Wellfleet Harbor Condominiums
PWS Address	205 Commercial Street
City/Town	Wellfleet
PWS ID Number	4318043
Local Contact	Nancy Bonvissuto/Russell Tierney
Phone Number	(845) 878-4858/(888) 377-7678

Well Name	Source ID#	Zone I (in feet)	IWPA (in feet)	Source Susceptibility
Well #1	01G	158	478	High
Well #2	02G	158	478	High

Introduction

We are all concerned about the quality of the water we drink. Drinking water wells may be threatened by many potential sources of contamination, including septic systems, road salting, and improper disposal of hazardous materials. Citizens and local officials can work together to better protect these drinking water sources.

Purpose of this report:

This report is a planning tool to support local and state efforts to improve water supply protection. By identifying land uses within water supply protection areas that may be potential sources of contamination the assessment helps focus protection efforts on appropriate best management practices (BMPs) and drinking water source protection measures. Department of Environmental Protection (DEP) staff are available to provide information about funding and other resources that may be available to your community.

This report includes:

1. Description of the Water System
2. Discussion of Land Uses within Protection Areas
3. Recommendations for Protection
4. Attachments, including a Map of the Protection Areas

1. Description of the Water System

The wells for the Wellfleet Harbor Condominiums are located to the west of the facility adjacent to Commercial Street. The wells have Zone Is of 158 feet and an Interim Wellhead Protection Areas (IWPA) of 478 feet. An IWPA provides an interim protection area for a water supply well when the actual recharge area has not been delineated. The actual recharge area to the well may be significantly larger or smaller than the IWPA. The well is located in an aquifer with a high vulnerability to contamination due to the absence of hydrogeologic barriers that can prevent contaminant migration. Please refer to the attached map of the Zone Is and IWPA.

The wells serving the facility have no treatment at this time. The DEP requires public

What is a Protection Area?

A well's water supply protection area is the land around the well where protection activities should be focused. Each well has a Zone I protective radius and an Interim Wellhead Protection Area (IWPA).

- **The Zone I** is the area that should be owned or controlled by the water supplier and limited to water supply activities.
- **The IWPA** is the larger area that is likely to contribute water to the well.

In many instances the IWPA does not include the entire land area that could contribute water to the well. Therefore, the well may be susceptible to contamination from activities outside of the IWPA that are not identified in this report.

What is Susceptibility?

Susceptibility is a measure of a well's potential to become contaminated due to land uses and activities within the Zone I and Interim Wellhead Protection Area (IWPA).

water suppliers to monitor the quality of the water. For current information on monitoring results and treatment, please contact the Public Water System contact person listed above in Table 1. Drinking water monitoring reporting data is also available on the web via EPA's Envirofacts website at http://www.epa.gov/enviro/html/sdwis/sdwis_query.html.

2. Discussion of Land Uses in the Protection Areas

There are a number of land uses and activities within the drinking water supply protection areas that are potential sources of contamination.

Key issues include:

1. **non-water supply activities in Zone I;**
2. **boat yard;**
3. **septic systems;**
4. **residential development; and**
5. **vehicle parking and roads.**

The overall ranking of susceptibility to contamination for the well is high, based on the presence of a high ranked threat within the IWPA.

1. **Zone Is** – Currently, the well does not meet DEP's Zone I regulations, which allow only water supply related activities in the Zone I and require that the land within the Zone I be owned or controlled by the public water system. The facility's Zone I contains residential uses including septic system components, vehicle parking, roads and the public water supplier does not own or control all the land encompassed by the Zone I. Please note that systems not meeting DEP Zone I requirements must get DEP approval and address Zone I issues prior to increasing water use or modifying systems.

Recommendations:

- ✓ Never dispose of hazardous materials down drains leading to septic systems.
- ✓ Educate septic system users on proper operation and maintenance of septic systems.
- ✓ Do not use or store pesticides, fertilizers or road salt within the Zone I.
- ✓ Direct stormwater drainage away from Zone I.

Table 2: Table of Activities within the Water Supply Protection Areas

Potential Contaminant Sources	Zone I	IWPA	Threat	Potential Concern
Boat Yard	No	Yes	High	Fuels, paints, solvents & other hazardous materials
Vehicle parking and Roads	Yes	Yes	Moderate	stormwater runoff, leaks and spills
Lawns	Yes	Yes	Moderate	fertilizer and pesticide use
Septic systems	Yes	Yes	Moderate	bacteria, improper disposal of hazardous materials
Residential development	Yes	Yes	Moderate	runoff from lawns, septic systems, underground/above ground storage tanks

* For more information on Contaminants of Concern associated with individual facility types and land uses please see the SWAP Draft Land Use / Associated Contaminants Matrix on DEP's website - www.state.ma.us/dep/brp/dws/.

Glossary

Zone I: The area closest to a well; a 100 to 400 foot radius proportional to the well's pumping rate. To determine your Zone I radius, refer to the attached map.

IWPA: A 400 foot to ½ mile radius around a public water supply well proportional to its pumping rate; the area DEP recommends for protection in the absence of a defined Zone I. To determine IWPA radius, refer to the attached map.

Zone II: The primary recharge area defined by a hydrogeologic study.

Aquifer: An underground water-bearing layer of permeable material that will yield water in a usable quantity to a well.

Hydrogeologic Barrier: An underground layer of impermeable material that resists penetration by water.

Recharge Area: The surface area that contributes water to a well.

2. **Boat Yard** – A boat yard located to the west of the facility lies within the IWPA. If handled improperly leaks and spills of hazardous materials used in their daily activities can potentially contaminate the water supply.

Recommendations:

- ✓ Educate the neighboring boat yard about the location of the wells and IWPA.
- ✓ Encourage the use of BMP's for the storage, handling, and disposal of all hazardous materials and wastes.
- ✓ If the boat yard has floor drains, ensure that the floor drains lead to a tight tank or municipal sewer as required by the plumbing code and Underground Injection Control Regulations, 310 CMR 27.00.

3. **Septic Systems** – Septic systems are located within the IWPA.

Recommendation:

- ✓ Educate residents and neighbors about the dangers of potential groundwater contamination from improper use of or poor maintenance of septic systems
- ✓ Septic system components should be located, inspected and maintained on a regular basis.

4. **Residential Development** – There is medium density residential development within the IWPA.

Recommendation:

- ✓ If possible, contact residents in the IWPA about water supply protection. A brochure is included in this packet.

5. **Vehicle Parking and Roads** – Residential and commercial parking of vehicles is common throughout the IWPA. Local roads are present within the IWPA. Runoff and spills from parking and roads can contaminate public wells.

Recommendation:

- ✓ Ensure stormwater drainage is directed away from the wellhead.
- ✓ Maintain contact with the Fire Department about spills.

Implementing the following recommendations will reduce the system's susceptibility to contamination.

3. Protection Recommendations

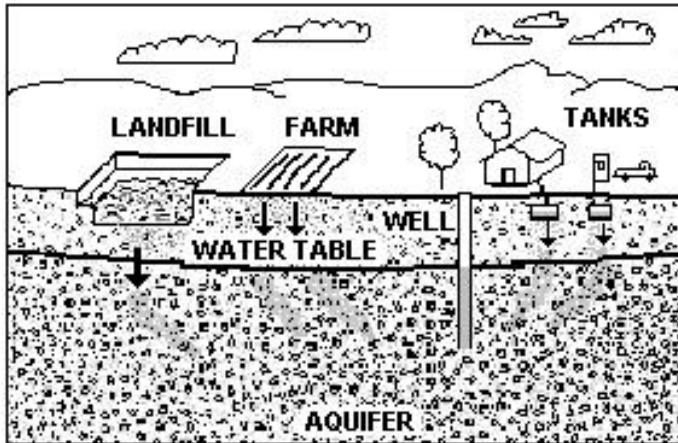


Figure 1: Example of how a well could become contaminated by different land uses and activities.

Implementing protection measures and best management practices (BMPs) will reduce the wells' susceptibility to contamination. Wellfleet Harbor Condominiums should review and adopt the key recommendations above and the following:

Priority Recommendations:

Zone I:

- ✓ Keep additional non-water supply activities out of the Zone Is.
- ✓ Remove all non-water supply activities from the Zone Is to comply with DEP's Zone I requirements.
- ✓ Consider well relocation if Zone I threats cannot be mitigated.
- ✓ Continue regular inspections of the Zone Is. Look for illegal dumping or evidence of vandalism.
- ✓ Use Best Management Practices (BMPs) and restrict activities that could pose a threat to the water supply.
- ✓ If it's not feasible to purchase privately owned land within

For More Information:

Contact Isabel Collins in DEP's Lakeville Office at (508) 946-2726 for more information and for assistance in improving current protection measures.

More information relating to drinking water and source protection is available on the Drinking Water Program web site at:

www.state.ma.us/dep/brp/dws/

Additional Documents:

To help with source protection efforts, more information is available by request or online at www.state.ma.us/dep/brp/dws/, including:

1. Water Supply Protection Guidance Materials such as model regulations, Best Management Practice information, and general water supply protection information.
2. MA DEP SWAP Strategy
3. Land Use Pollution Potential Matrix
4. Draft Land/Associated Contaminants Matrix

Copies of this assessment have been made available to the public water supplier and town boards.

the Zone Is at this time, consider a conservation restriction that would prohibit potentially threatening activities or a right of first refusal to purchase the property.

- ✓ Keep road and parking lot drainage away from the well.
- ✓ Do not use or store pesticides, fertilizers or road salt within the Zone I.

Training and Education:

- ✓ Educate boat yard owners on drinking water source protection issues; be sure to include proper hazardous material use, disposal, emergency response, and best management practices.
- ✓ Work with your community to ensure that stormwater runoff at the road is directed away from the well and is treated according to DEP guidance.

Facilities Management:

- ✓ Septic system components should be located, inspected, and maintained on a regular basis.

Planning:

- ✓ Work with local officials in town to include the facility's IWPA in the Aquifer Protection District Bylaw and to assist you in improving protection.
- ✓ Supplement the SWAP assessment with additional local information and incorporate it into water supply educational efforts. Use a land use inventory to assist in setting priorities, focusing inspections, and creating educational activities.

Funding:

The Department's Wellhead Protection Grant Program provides funds to assist public water suppliers in addressing wellhead protection through local projects. Protection recommendations discussed in this document may be eligible for funding under that program. For additional information, please refer to DEP's web site. Other funding opportunities are described in *Grant and Loan Programs: Opportunities for Watershed Protection, Planning and Implementation* at <http://www.state.ma.us/dep/brp/mf/files/glprgm.pdf>.

Citizens and community officials should use this SWAP report to spur discussion of local drinking water protection measures.

6. Attachments

- Map of the Public Water Supply (PWS) Protection Area.
- Recommended Source Protection Measures Fact Sheet
- Your Septic System Brochure
- Industrial Floor Drains Brochure
- Source Protection Sign Order Form